

Finneytown



Definition of Geographic Area

The Finneytown neighborhood is the largest of the identified Township neighborhoods, is located in the central area of the community, and is bordered by the Cities of Wyoming to the east, North College Hill to the west and Cincinnati to the south. The area is split into east and west sections by Winton Road, which bisects the neighborhood, and Compton Road and North Bend Road form neighborhood boundaries the north and south respectively. The neighborhood is positively influenced by its proximity to the open space and recreational opportunities offered by Winton Woods Park and easy access to I-75 to the east and Cross County Highway, which serves as a north-south split of the Finneytown neighborhood and proximity to the Winton Road business corridor.

Current Land Use and Zoning

The Finneytown neighborhood is predominantly residential and institutional type uses. However, the greatest concentration of retail in the Township is found in Finneytown along the Winton Road Corridor between Galbraith Road and Reynard Ave. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood, and the future land use plan depicts the continuation of similar uses with the notable exception of the southeast quadrant of Galbraith and Winton where a more detailed redevelopment plan is being proposed.

Issues, Opportunities, & Assets

Issues:

- Several underutilized and/or vacant commercial properties exist along the Winton and North Bend Road business corridors.
- A portion of the housing stock on the south side of Galbraith Road is in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.

Opportunities:

- Properties available for development/redevelopment

Assets:

- Brent Park and Hummer Park – Open Space
- Winton Road Business District / Corridor
- Proximity to downtown Cincinnati and large employment centers
- Various Educational Institutions / Opportunities
- Central location enabling access to Cross County Highway and I-75
- Strong Identity and Civic Engagement
- Various Religious Opportunities

Development Strategies

Plan for Future Development/Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

Pursue New Office and Retail Redevelopment/Infill Opportunities:

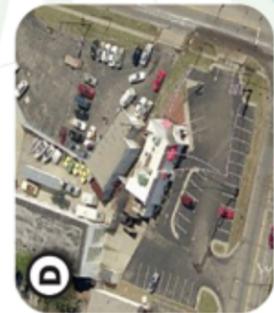
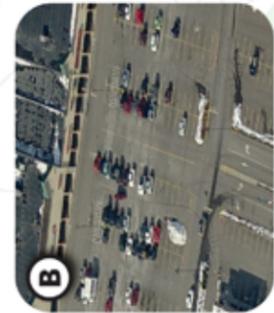
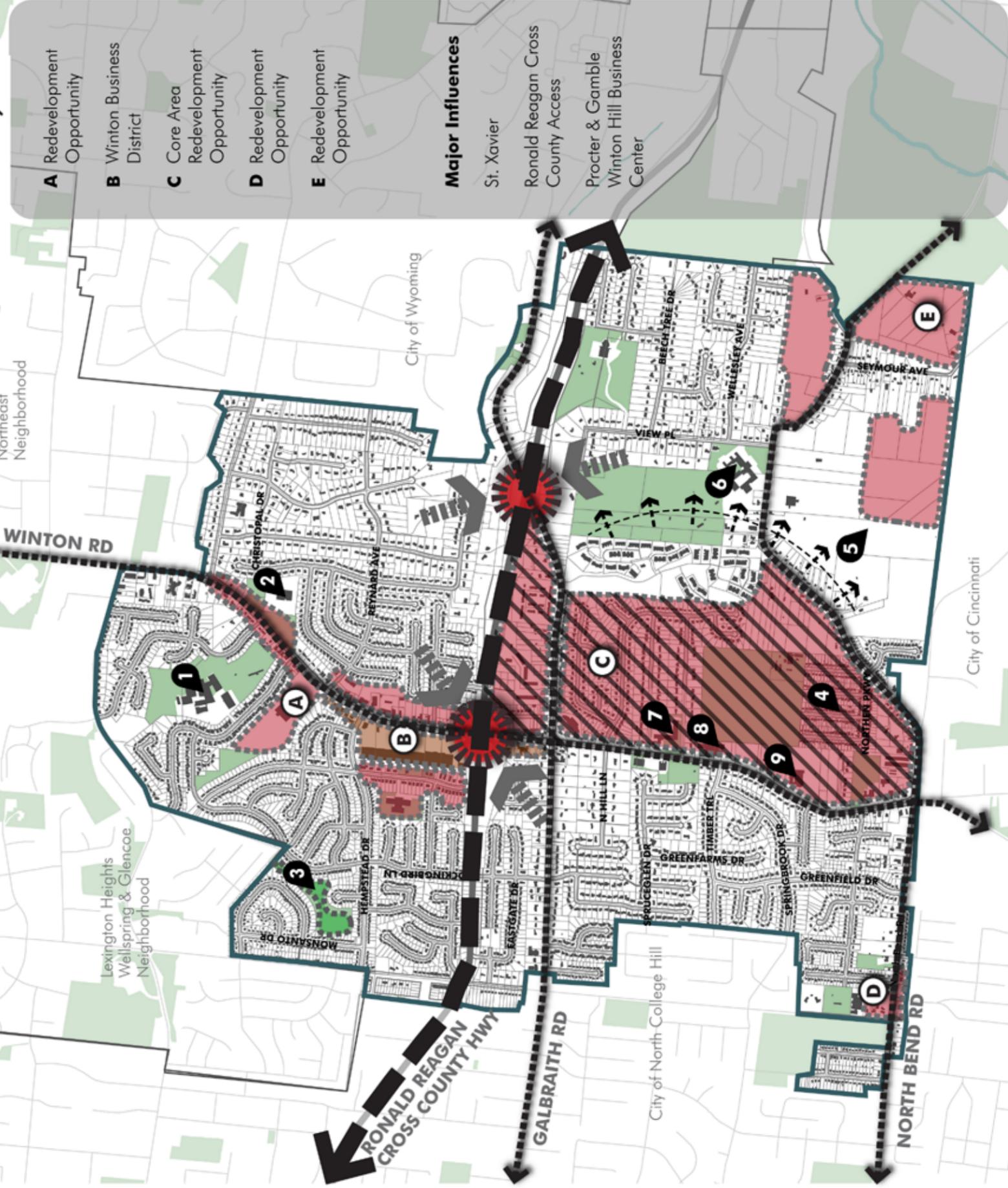
- Encourage redevelopment of existing retail and office properties within the Winton and North Bend Road Business Districts through the use of tax incentives, public/private partnerships, and/or strategic property acquisitions.

Pursue Mixed Use Redevelopment Opportunities:

- See "Core Area" Redevelopment Proposal (Section 3-C of Master Plan)

ISSUES, OPPORTUNITIES & ASSETS

Location Key

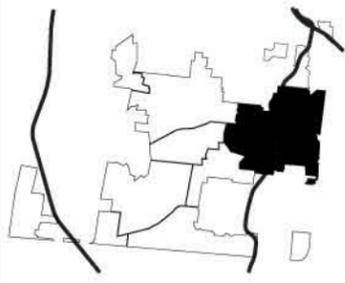


Springfield Tofinneytown



**EXISTING
LAND USE**

Location Key



COMPTON ROAD

RONALD REAGAN
CROSS COUNTY HWY

GALBRAITH ROAD

PRUCELEN DR

N HILL LN

TIMBER TR

WINTON RD

GREENFARMS DR

SPRINGBROOK DR

MORRISSVILLE TWP

GREENFIELD DR

NORTH BEND RD

VIEW DR

BEECH TREE DR

WELLESLEY AVE

SEYMOUR AVE

Legend

Institutional (Church, Nursing Home, etc.)

Industrial

Single Family Residential

Multi-Family Residential

Public/Semi-Public

Retail/Office

Vacant

Springfield TOWNSHIP



Data Source: CAGIS, Hamilton County



North

EXISTING ZONING

Location Key



COMPTON ROAD

RONALD REAGAN
CROSS COUNTY HWY

GALBRAITH ROAD

N MILLIN

PRUCELEN DR

GREENFARMS DR

TIMBER TR

SPRINGBROOK DR

GREENFIELD DR

NORTH BEND RD

NORTHERN PIKWAY

VIEW PL

WELLESLEY AVE

BEACH TREE DR

SEYMOUR AVE

Springfield Tofinneytown

Legend

- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office

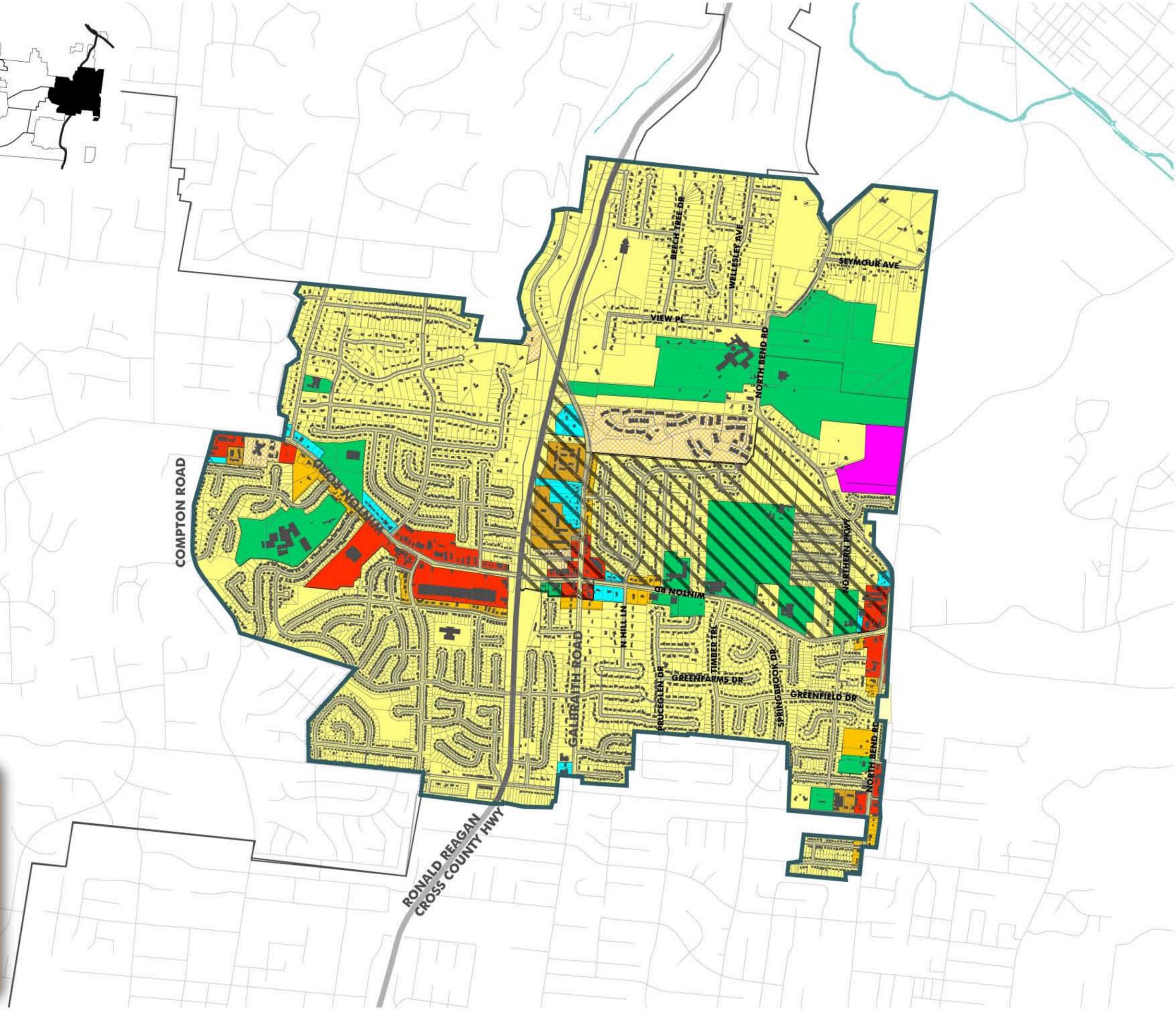
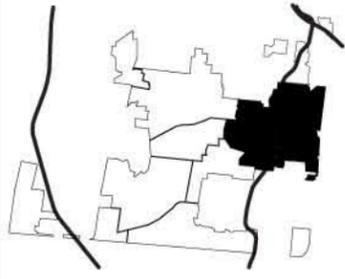
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial

- Road Corridor Overlay



LAND USE PLAN

Location Key



Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional

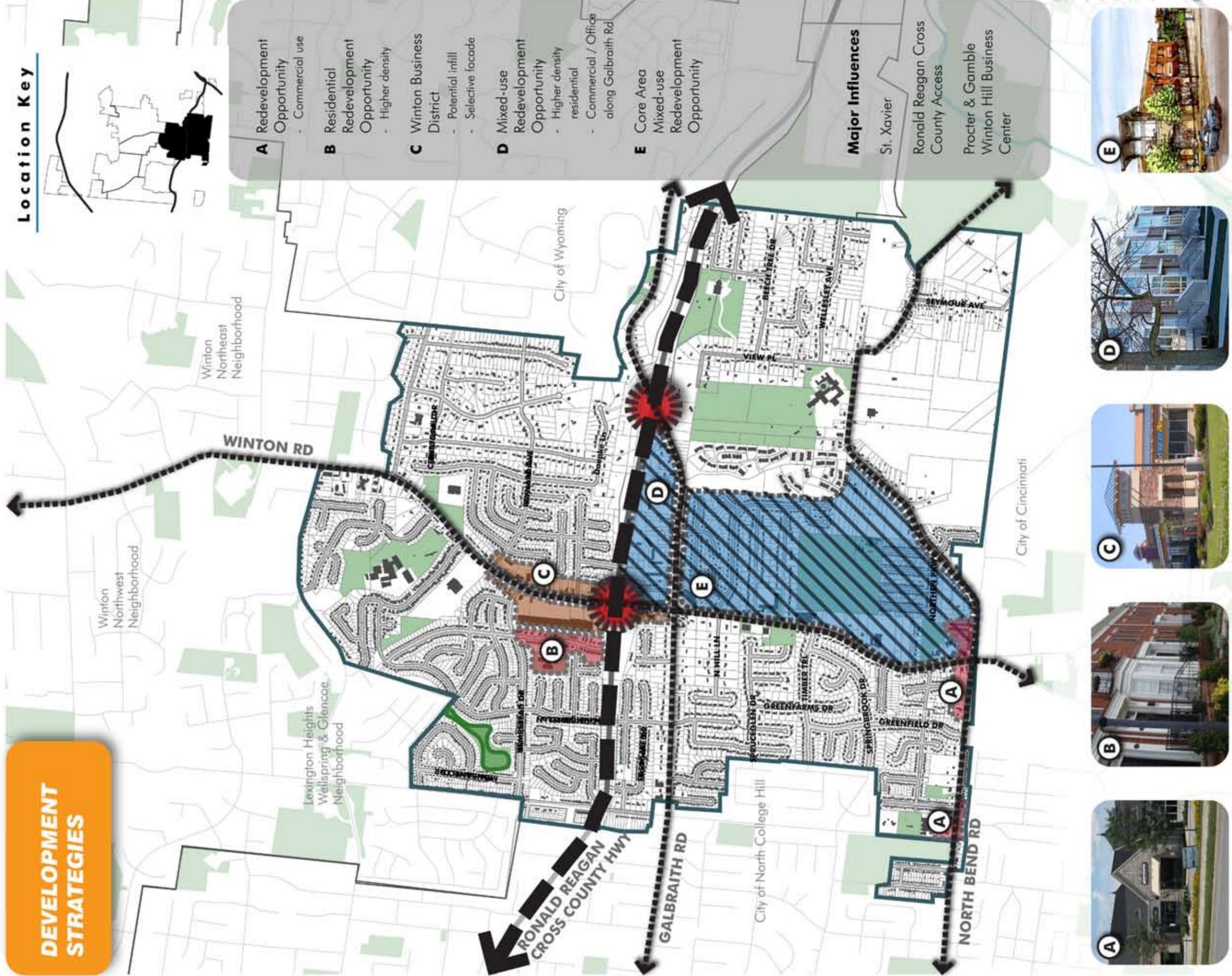
- Core Area Overlay Zone



Springfield Tofinneytown

DEVELOPMENT STRATEGIES

Location Key



- A** Redevelopment Opportunity
 - Commercial use
- B** Residential Redevelopment Opportunity
 - Higher density
- C** Winton Business District
 - Potential infill
 - Selective facade
- D** Mixed-use Redevelopment Opportunity
 - Higher density residential
 - Commercial / Office along Galbraith Rd
- E** Core Area Mixed-use Redevelopment Opportunity

- Major Influences**
- St. Xavier
 - Ronald Reagan Cross County Access
 - Procter & Gamble Winton Hill Business Center



Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



Springfield Tofinneytown